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RECORDING REQUESTED BY

WHEN RECORDED MAIL TO

R & R RECONVEYANCE, INC.  
22287 MULHOLLAND HWY. #409  
CALABASAS, CA 91302

**RECEIVED**  
**AUG 22 1997**  
**B & S REHAB.**

LOAN: JAMES 90TH STREET  
A.P. NUMBER 6047-012-021

OTHER: 2647440-02

FILE:8786 KS

### **NOTICE OF TRUSTEE'S SALE UNDER DEED OF TRUST**

**YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED March 8, 1996, UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.**

NOTICE is hereby given that R&R RECONVEYANCE, INC., A CALIFORNIA CORPORATION, as trustee, or successor trustee, or substituted trustee pursuant to the Deed of Trust executed by ANTHONY B. JAMES

Recorded on 04/09/1996 as Instrument No. 96 565630 in Book Page of Official records in the office of the County Recorder of LOS ANGELES County, California, and pursuant to the Notice of Default and Election to Sell thereunder recorded 04/16/1997 in Book , Page , as Instrument No. 97-571518 of said Official Records, WILL SELL on 08/14/1997 at AT THE SOUTH EXIT TO THE PASADENA MUNICIPAL COURT 200 NORTH GARFIELD AVE. PASADENA, CA at 11:15 A.M. AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at the time of sale in lawful money of the United States), all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State hereinafter described: As more fully described on said Deed of Trust.

The property address and other common designation, if any, of the real property described above is purported to be: 1333 W. 90TH ST. LOS ANGELES, CA

The undersigned Trustee disclaims any liability for any incorrectness of the property address and other common designation, if any, shown herein.

The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: \$69,782.13

In addition to cash, the Trustee will accept a cashier's check drawn on a state or national bank, a check drawn by a state or federal credit union or a check drawn by a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state. In the event tender other than cash is accepted the Trustee may withhold the issuance of the Trustee's Deed until funds become available to the payee or endorsee as a matter of right.

RECEIVED  
DEPT. OF EMPLOYMENT

1997 JUL 22 AM 10:54

MAIL CENTER  
900 S. FREMONT AVE.

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Said sale will be made, but without covenant or warranty, express or implied regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed, advances thereunder, with interest as provided therein, and the unpaid principal balance of the Note secured by said Deed with interest thereon as provided in said Note, fees, charges and expenses of the trustee and the trusts created by said Deed of Trust.

Dated: 07/17/1997

R&R RECONVEYANCE, INC., as said Trustee  
A CALIFORNIA CORPORATION  
22287 MULHOLLAND HWY. #409  
CALABASAS, CA 91302  
(818)227-3999

By: \_\_\_\_\_

  
KIM SODEK

TRUSTEE SALE OFFICER

By: \_\_\_\_\_